

DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: October 6, 2005

ITEM NO. 10

CASE NUMBER/
PROJECT NAME

55-DR-2005
Villa Estados Condominiums

LOCATION

5998 N. 78th Street, south of the southwest corner of McDonald Drive and 75th Street.

REQUEST

Request approval of a site plan and elevations to replace existing tennis courts with a new six-unit condominium building and eight garages.

OWNER

Canavest Development
928-717-0742

ENGINEER

Focus Engineering
602-973-0336

ARCHITECT/
DESIGNER

Synectic Design
Incorporated
480-948-9766

APPLICANT/
COORDINATOR

Lance Baker
Synectic Design
Incorporated
480-948-9766

BACKGROUND

Zoning.

The site is zoned Multi-family Residential (R-5) District. This zoning district provides for multiple family residential uses and related facilities as permitted uses. Maximum permitted density is 23 dwelling units per gross acre, while this site contains 9.0 dwelling units per gross acre.

Context.

The site is located at the southwest corner of McDonald Drive and 75th Street.

Adjacent Uses:

- North: Existing Villa Estrados Multi-family residential (R-5) zoning and farther north is McDonald Drive and Single-family (R1-7) zoning.
- South: Similar multi-family residential uses with R-5 District zoning.
- East: 78th Street with multi-family residential uses with R-5 zoning.
- West: Multi-family residential uses with R-5 zoning.

APPLICANT'S
PROPOSAL

Applicant's Request.

The request is for approval of site plan and elevations for a new 6-unit townhouse project on the existing tennis court, at the 56-unit Villa Estados townhouse condominium complex, originally approved in 1979 (Case 66-DR-1979). Sufficient open space exists on the site to permit development of the tennis court area. Approval has been received from the residents and Condo Association for the development. Access to the proposed units is through the existing complex from 78th Street to the east, south of McDonald Drive. The access drive will be extended to serve the new units. Each townhouse has a single-car garage with three floors of living area, including a loft/ bedroom area on the 3rd floor. Additional ground level parking will also be provided at the west

side of the new building.

The existing development is an older, “late 70’s, southwest style,” with beige stucco buildings and a mixture of parapet and burnt-orange, pitched tile roofs areas. The proposed townhouse addition has a more contemporary style than the existing development. The proposed building will be beige stucco finished walls with accents of tan and brown, with burnt-orange, pitched tile roof and limited parapet roof areas, all of which will complement the existing development. Windows are provided on the second floor with limited first and 3rd level glazing.

Development Information:

- Existing Use: Tennis court open space area for an existing 56-unit townhouse condominium project
- Proposed Use: New 6-unit condominium project
- Parcel Size: Overall site is 6.91 acres gross (4.80 net), subject development portion is 0.79 acres gross (0.64 net)
- Building Size: 1,652 to 2,419 Square Feet excluding attached garages, the total gross floor area of the proposed 6 units is 15,338 square feet
- Building Height Allowed: 36 Feet allowed
- Building Height Proposed: 36 feet provided
- Parking Required: 132 Parking spaces overall, including 12 spaces for the 6-unit townhouse project
- Parking Provided: 158 Parking spaces overall, including 15 spaces for the 6-unit townhouse project
- Open Space Required: 51, 923 Square Feet
- Open Space Provided: 65,231 Square Feet for the overall site
- FAR: 0.33
- Number of Units: 62 Units (56 existing, 6 proposed)
- Density: 9 Dwelling Units per acre, for the overall Villa Estados site including both existing and proposed condo units

DISCUSSION

The proposal is for a new phase of the existing development approved in 1979. The original development contained relatively low (8 DU/acre) density and extra open space that was contained, and a tennis court on the site that will now be developed for the new 6 townhouses project. Sufficient open space (65,231 square feet) remains on the site, and with the new development, the relatively low density (9 DU/acre) is maintained. Adequate parking is provided on the site. One objection from a neighbor to the south relates to obstruction of existing views.

KEY ISSUES

- The style of the buildings varies moderately from the original 1979 townhouse projects.
- One neighbor outside of the development and to the south has objected to the buildings, which are close to his townhouse and which he believes will obscure his views.

OTHER BOARDS AND COMMISSIONS

- Case 66-DR-1979 gave development approval to the original Villa Estados townhouse development on this site.

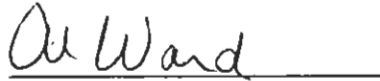
STAFF RECOMMENDATION

Staff recommends approval, subject to the attached stipulations.

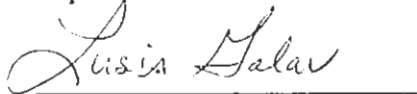
STAFF CONTACT(S)

Al Ward, AICP
Senior Planner
Phone: 480-312-7067
E-mail: award@ScottsdaleAZ.gov

APPROVED BY



Al Ward, AICP
Report Author



Lusia Galav, AICP
Current Planning Director
Phone: 480-312-2506
E-mail: lgalav@scottsdaleAZ.gov

ATTACHMENTS

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Zoning Map
4. Site Plan
5. Landscape Plan
6. Black & White Elevations
7. Color Elevations
8. Site Plan Worksheet (Open Space/Parking/Landscape Calculations)
- A. Fire Ordinance Requirements
- B. Stipulations/Zoning Ordinance Requirements



Project Narrative

This document will be uploaded to a Case Fact Sheet on the City's web site.

Date: 2/1/05

Project No.: 413 - PA - 04

Coordinator: AL WARD

Case No.: 55-D2-2005

Project Name: Villa Estados Condominiums

Project Location: 5998 north 78th street Scottsdale Arizona, 85250

Property Details:

☐ Single-Family Residential ☒ Multi-Family Residential ☐ Commercial ☐ Industrial

Current Zoning: R-5

Proposed Zoning: R-5

Number of Buildings: 1

Parcel Size: 27,798 sf (net)

Gross Floor Area/Total Units: 7,361 sf / 6

Floor Area Ratio/Density: 26%

Parking Required: 6 spaces

Parking Provided: 15 spaces

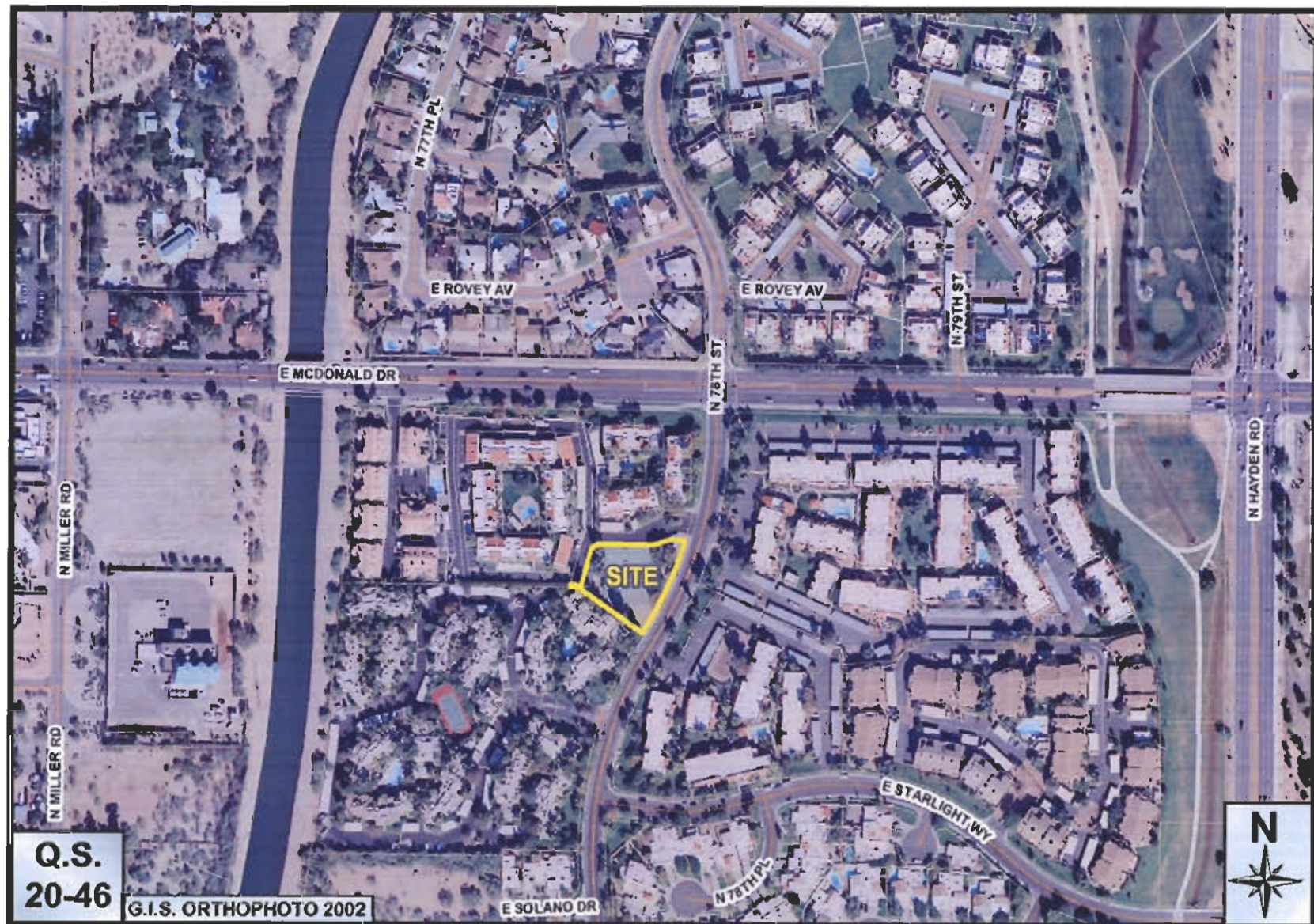
Setbacks: N - _____ S - 15' E - 15' W - _____

Description of Request:

The proposal for this condominium building represents an effort to transform the existing unused tennis courts into additional living space on the site. The site is located within the existing Villa Estados condominium complex, and a constant goal in this project is to blend the new building with the existing surrounding structures. Parking and circulation have been designed to merge with existing traffic patterns, including fire and trash removal routes. The architectural style of the new building will also blend with the surrounding buildings, incorporating like materials, colors, and forms. Once completed, the new Villa Estados condominium building will prove to be an asset to the surrounding neighborhood.

Planning and Development Services Department

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088



Villa Estados Condominiums

55-DR-2005

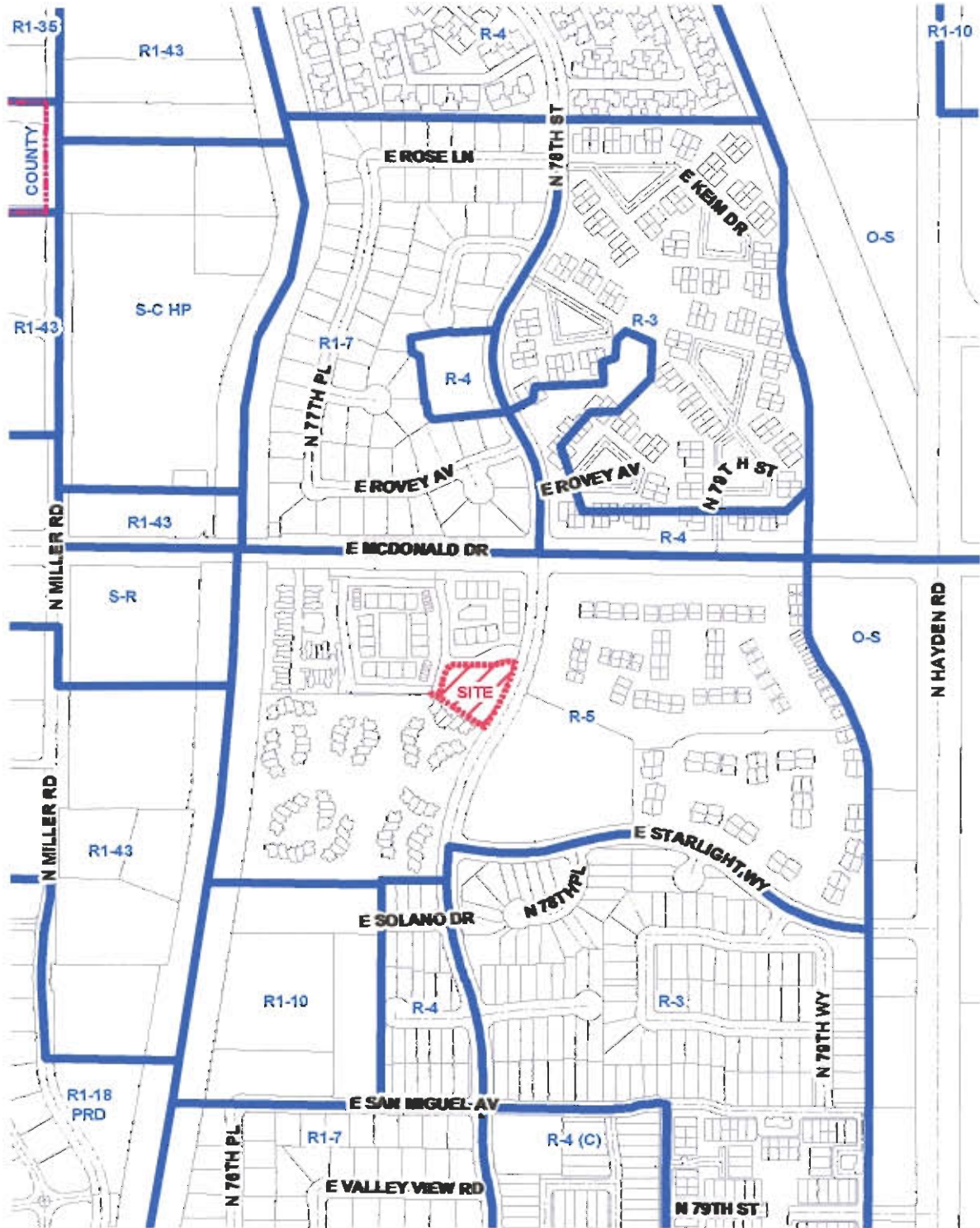
ATTACHMENT #2



Villa Estados Condominiums

55-DR-2005

ATTACHMENT #2A

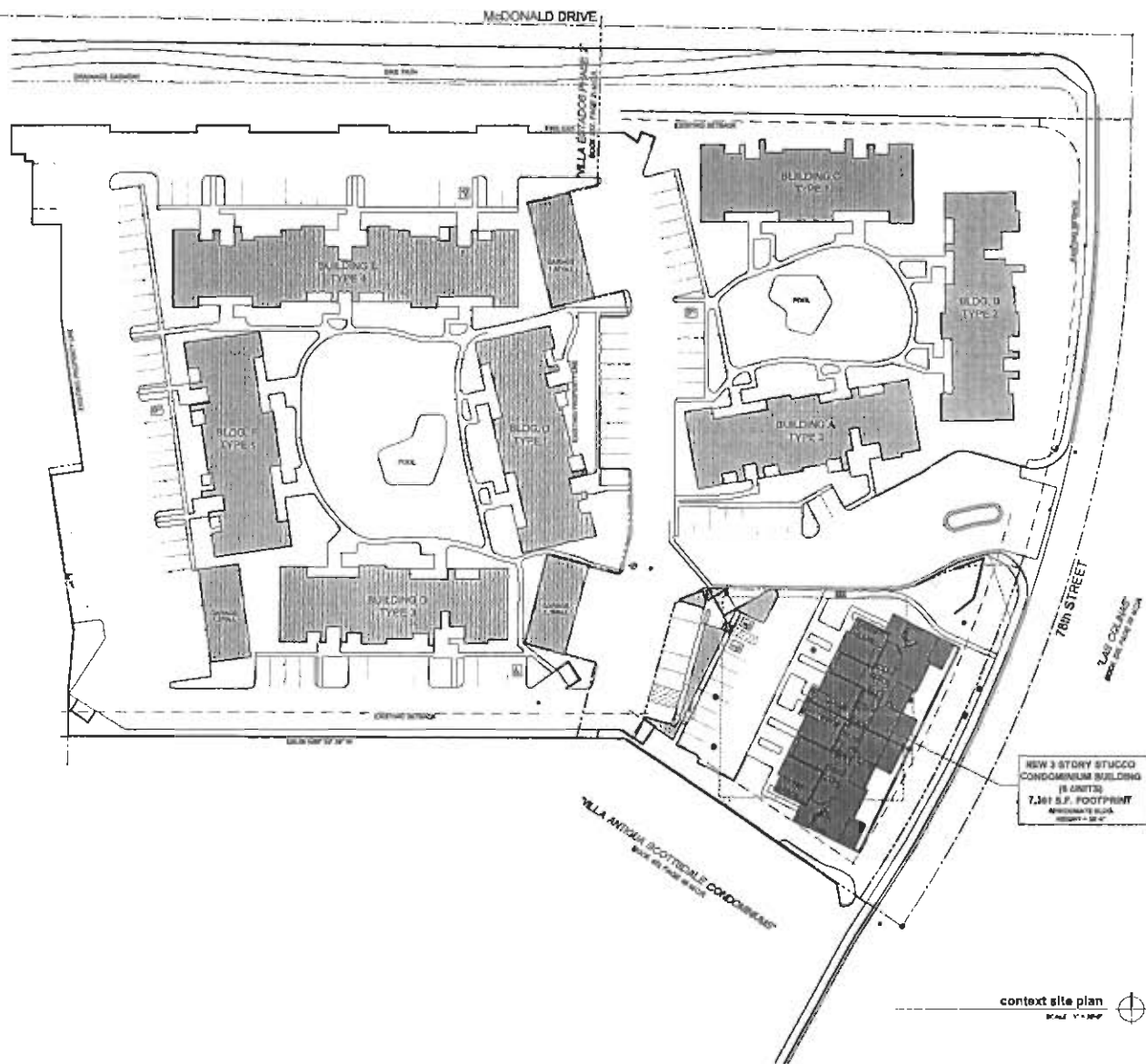


55-DR-2005

ATTACHMENT #3



ATTACHMENT #4



55-DR-2005
09/23/05



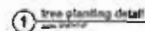
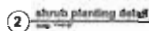
CASE # 413-PA-04

VILLA ESTADOS
PROPOSED CONDOMINIUMS
1800 NORTH 10TH STREET
SCOTTSDALE, ARIZONA 85259



Project: 0000000000
Drawn by: [blank]
Reviewed by: [blank]
Scale: 1" = 30'
Date: 09/23/05

A1.0



Manufactured by: *See above*

landscape to remedy

all landscape areas	Decomposed granite	1/2" minus	2" deep
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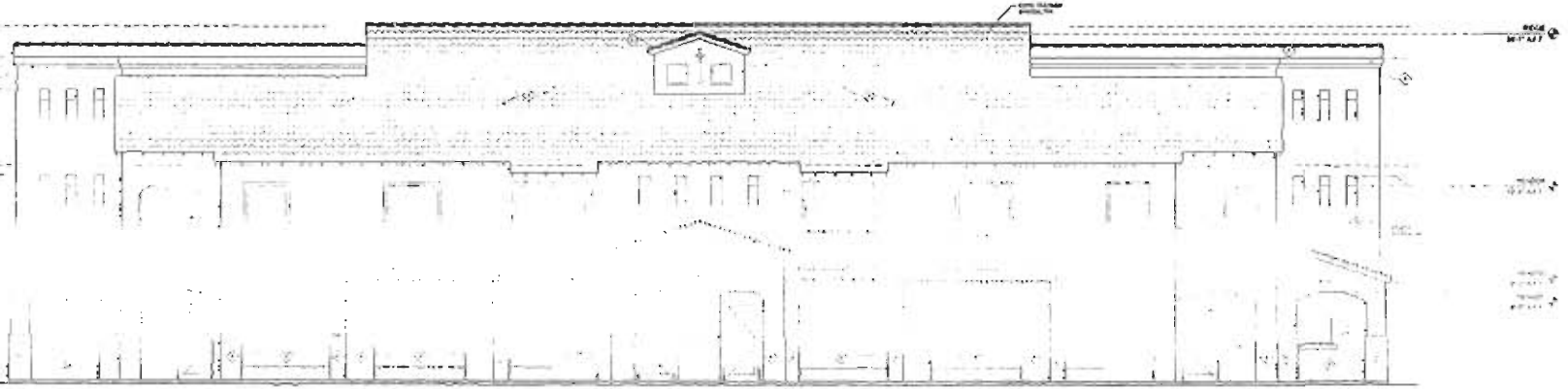
* Indicates low water use per Arizona Department of Water Resources low water use plant list.

STUDY

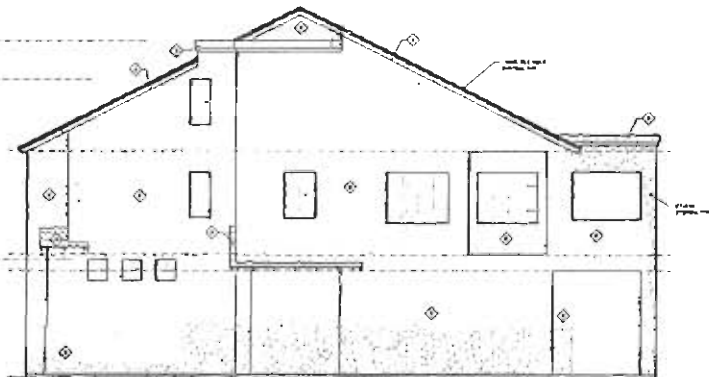
55-DR-2005
09/23/05



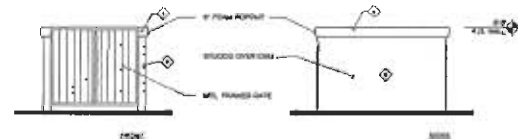
The drawings are prepared by the Architect for the purpose of securing permits and for construction. They are not to be used for any other purpose. Changes to the drawings shall be made by the Architect. The drawings are the property of the Architect and shall not be reproduced without the Architect's written consent.



front elevation
scale 1/8" = 1'-0"



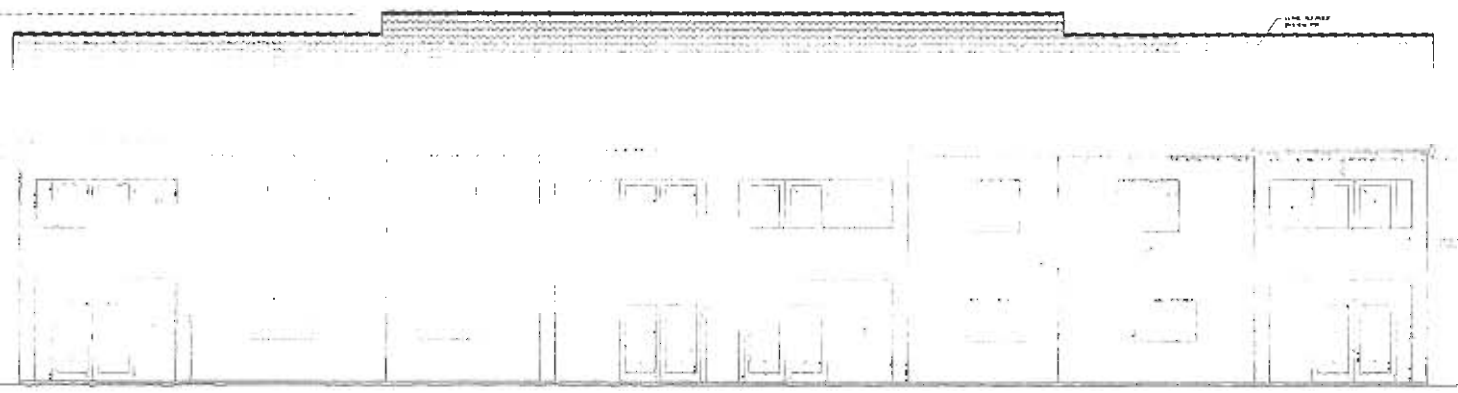
right side elevation
scale 1/8" = 1'-0"



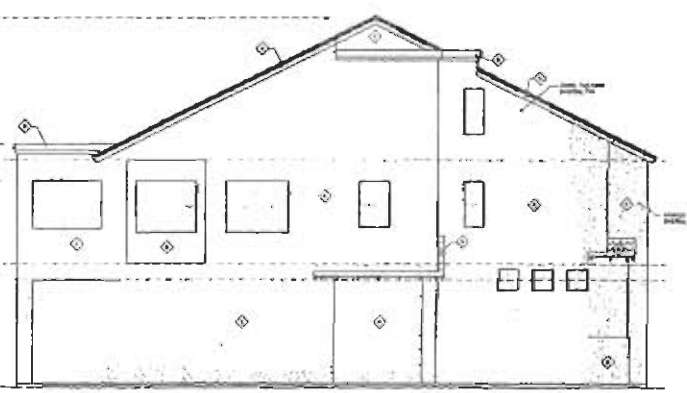
trash enclosure elevation
scale 1/8" = 1'-0"

color & material legend		
◊	perimeter SFS	Dark Espresso color (PICKER)
◊	perimeter SFS	Dark Espresso color (PICKER)
◊	perimeter SFS	Dark Espresso color (PICKER)
◊	exterior tile	Medium Gray Tile (PICKER)
◊	exterior tile	Medium Gray Tile (PICKER)
◊	exterior tile	Medium Gray Tile (PICKER)
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rear elevation
 scale 1/8" = 1'-0"



left side elevation
 scale 1/8" = 1'-0"

color & material legend			
◊	interior EPS	Green Exterior color (S&B)	
◊	perimeter EPS	Green Exterior color (S&B)	
◊	interior EPS	Green Exterior color (S&B)	
◊	200 lb	Reddish Gray (S&B)	

VILLA ESTADOS
PROPOSED CONDOMINIUMS
 5880 NORTH 78th STREET
 SCOTTSDALE, ARIZONA 85250



Drawn by: [signature]
 Checked by: [signature]
 All projects: [signature]
 Date: 12/17/2004

A3.1

55-DR-2005
09/23/05

The drawings are the property of the City of Scottsdale, Arizona. They are not to be used for any other project without the written permission of the City of Scottsdale. The drawings are not to be used for any other project without the written permission of the City of Scottsdale.

ATTACHMENT #7



front elevation
sheet 55-DR-2005-1

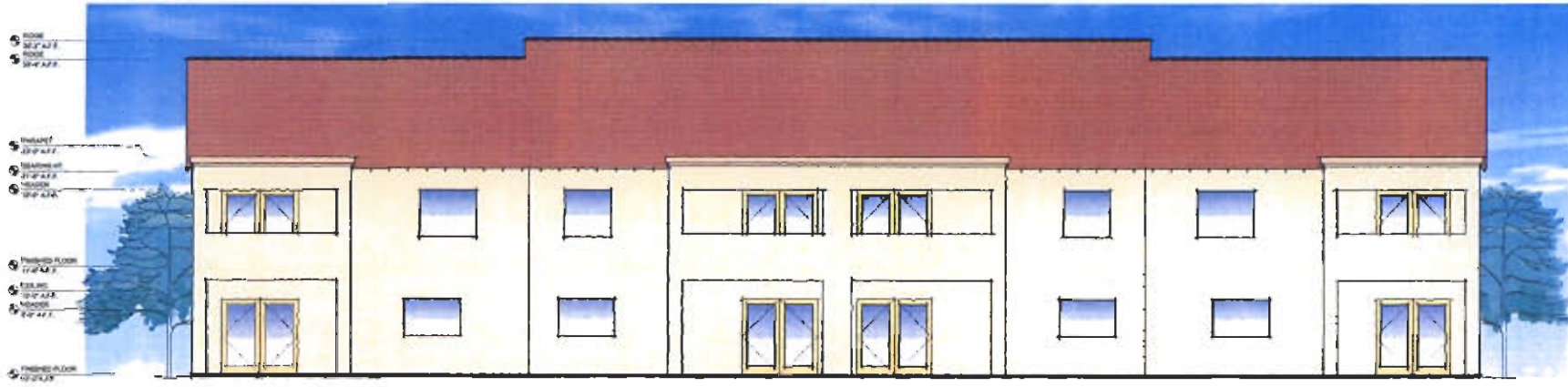


right side elevation
sheet 55-DR-2005-2



55-DR-2005
09/23/05





rear elevation
 scale 1/8" = 1'-0"



left side elevation
 scale 1/8" = 1'-0"

material palette

	Dark Exterior paint color "Dark Brown" by Sherwin-Williams
	Dark Exterior paint color "Orange" by Sherwin-Williams
	Medium Clay Tile "Clay" by [unintelligible]
	Dark Exterior paint color "White" by Sherwin-Williams

55-DR-2005
 09/23/05

MCDONALD DRIVE

VILLA ANTIQUA SCOTTSDALE CONDOMINIUMS
PAGE 43 PAGE 44

NEW 3 STORY STUCCO
CONDOMINIUM BUILDING
(8 UNITS)
7,361 S.F. FOOTPRINT
APPROXIMATE REL. HGT. = 32'-4"

site plan worksheet

SCALE: 1" = 20'-0"

78th STREET

LAS COLINAS
NOT AS PER 21.10.1

project data

GRAND SITE AREA
Total site
101,288 S.F. (2.31 AC)

NET SITE AREA
Paved area
204,214 S.F. (4.65 AC)

GRAND SITE AREA
Total proposed
14,143 S.F. (.32 AC)

NET SITE AREA
Total proposed
17,139 S.F. (.39 AC)

EXISTING COVER
0.0

PARKING PROVIDED
15 SPACES

TOTAL RESIDENTIAL UNITS
8

BUILDING HEIGHT
32'-4"

APR
177-50

QUARTER SECTION
20-48

open space calculations (existing)

TOTAL OPEN SPACE REQUIRED (1.2% of 101,288) 1,215 S.F.
TOTAL OPEN SPACE PROVIDED 1,215 S.F.
TOTAL EXISTING OPEN SPACE REQUIRED 1,215 S.F.

open space calculations (this project)

TOTAL OPEN SPACE REQUIRED (1.2% of 17,139) 206 S.F.
TOTAL OPEN SPACE PROVIDED 206 S.F.
TOTAL EXISTING OPEN SPACE REQUIRED 206 S.F.
TOTAL EXISTING OPEN SPACE PROVIDED 206 S.F.

parking calculations (existing)

PARKING REQUIRED (1 space per unit) 8 spaces
PARKING PROVIDED 15 spaces
ADA PARKING REQUIRED (1% of 8 spaces) 1 space
ADA PARKING PROVIDED 1 space

parking calculations (this project)

PARKING REQUIRED (1 space per unit) 8 spaces
PARKING PROVIDED 15 spaces
ADA PARKING REQUIRED (1% of 8 spaces) 1 space
ADA PARKING PROVIDED 1 space

landscape calculations (existing)

EXISTING PARKING LOT AREA 101,288 S.F.
EXISTING PARKING LOT LANDSCAPED AREA 101,288 S.F.
LANDSCAPED AREA 101,288 S.F.

landscape calculations (this project)

PROPOSED PARKING LOT AREA 17,139 S.F.
PROPOSED PARKING LOT LANDSCAPED AREA 17,139 S.F.
LANDSCAPED AREA 17,139 S.F.

55-DR-2005
09/23/05



CASE # 413-PA-04

VILLA ESTADOS
PROPOSED CONDOMINIUMS
6999 NORTH 78th STREET
SCOTTSDALE, ARIZONA 85250



drawn by
checked by
approved by
date

A1.2
site plan worksheet

Villa Estados condominiums
5998 N. 78th Street
Scottsdale, Arizona

FIRE ORDINANCE REQUIREMENTS

(INCORPORATE INTO BUILDING PLANS AS GENERAL NOTE BLOCK - USE ONLY THE DESIGNATED STIPULATIONS)

- ☒ 1. PREMISES IDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE & MUST BE ON ALL PLANS.
- ☒ 2. FIRE LANES & EMERGENCY ACCESS SHALL BE PROVIDED & MARKED IN COMPLIANCE WITH CITY ORDINANCE & IFC AT THE FOLLOWING LOCATIONS.
AS SHOWN
- ☒ 3. IT IS THE DEVELOPER'S RESPONSIBILITY TO DETERMINE ULTIMATE COMPLIANCE WITH THE FAIR HOUSING AMENDMENTS ACT & AMERICANS WITH DISABILITIES ACT & INCORPORATE SAME INTO THEIR BUILDING PLANS.
- ☐ 4. SUBMIT PLANS & SPECS FOR SUPERVISED AUTOMATIC EXTINGUISHING SYSTEM FOR ALL COOKING APPLIANCES, HOOD PLENUMS & EXHAUST DUCTS.
- ☒ 5. PROVIDE A KNOX ACCESS SYSTEM:
 - ☒ A. KNOX BOX
 - ☐ B. PADLOCK
 - ☐ C. KNOX OVERRIDE & PRE-EMPTION STROBE SWITCH FOR AUTOMATIC GATES.
- ☒ 6. INSTALL AN AS BUILT DRAWING CABINET ADJACENT TO THE FIRE SPRINKLER RISER. IT SHALL BE OF ADEQUATE SIZE TO ACCOMMODATE BOTH THE FIRE SPRINKLER & FIRE ALARM DRAWINGS. THE CABINET SHALL BE PROVIDED WITH A LOCK & KEYED TO MATCH THE FIRE ALARM CONTROL PANEL & SUPERVISED BY THE FACP IF APPLICABLE.
- ☐ 7. SUBMIT PLANS FOR A CLASS _____ FIRE ALARM SYSTEM PER SCOTTSDALE REVISED CODES.
- ☒ 8. PROVIDE INTERIOR TENANT NOTIFICATION WHEN OFF-SITE MONITORING IS REQUIRED.
 (SEE FIRE ALARM INTERPRETATIONS FOR CLARIFICATION)
- ☐ 9. ADD 2-1/2" WET FIRE HOSE VALVES (NSHT) IF FLOOR AREA EXCEEDS 10,000 SQ. FT. PER FLOOR LEVEL AND/OR IF FIRE DEPT. ACCESS IS LIMITED TO LESS THAN 360°. _____
- ☐ 10. BUILDINGS MAY BE SUBJECT TO INSTALLATION AND TESTING REQUIREMENTS FOR A PUBLIC SAFETY RADIO AMPLIFICATION SYSTEM.
- ☒ 11. BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER FOR CLASS 1 & 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE.
- ☒ 12. PROVIDE ALL WEATHER ACCESS ROAD (MIN. 16') TO ALL BUILDINGS & HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.
- ☒ 13. SEE APPROVED CIVILS FOR THE NUMBER OF FIRE HYDRANTS REQUIRED. DEVELOPER SHALL HAVE THE REQUIRED HYDRANTS INSTALLED & OPERABLE PRIOR TO THE FOOTING INSPECTION. HYDRANTS SHALL BE SPACED AT A MAXIMUM OF _____ AT _____ GPM. THE DEVELOPER SHALL MAKE THE C.O.S. APPROVED CIVIL WATER PLANS AVAILABLE TO THE FIRE SPRINKLER CONTRACTOR.
- ☐ 14. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED. SEE SHEET(S) _____
- ☐ 15. EXIT & EMERGENCY LIGHTING SHALL COMPLY WITH THE C.O.S. ORDINANCE & THE IFC. SEE SHEETS _____
- ☐ 16. SUBMIT MSDS SHEETS & AGGREGATE QUANTITY FOR ALL HAZARDOUS MATERIALS INCLUDING FLAMMABLES, PESTICIDES, HERBICIDES, CORROSIVES, OXIDIZERS, ETC. A PERMIT IS REQUIRED FOR ANY AMOUNT OF HAZARDOUS MATERIALS STORED, DISPENSED, USED OR HANDLED. COMPLETE AN HMMP & SUBMIT WITH THE BUILDING PLANS.
- ☒ 17. FIRELINE, SPRINKLER & STANDPIPE SYSTEM SHALL BE FLUSHED & PRESSURE TESTED PER NFPA STANDARDS & SCOTTSDALE REVISED CODES.
- ☒ 18. FDC SIAMESE CONNECTIONS FOR SPRINKLERS AND/OR STANDPIPES WILL BE LOCATED PER ORDINANCE AND/OR AT AN APPROVED LOCATION. MINIMUM SIZE 2-1/2 x 2-1/2 x 4 (NSHT)
 - ☒ 4' TO 8' BACK OF CURB; INDEP. WET LINE.
 - ☐ WALL MOUNTED - 15' CLEAR OF OPENINGS.
- ☒ 19. ADEQUATE CLEARANCE SHALL BE PROVIDED AROUND FIRE RISER. DIMENSIONS FROM FACE OF PIPE SHALL MEASURE A MINIMUM OF 12" OFF THE BACK OF WALL, 18" ON EACH SIDE & 36" CLEAR IN FRONT WITH A FULL HEIGHT DOOR. THE FIRE LINE SHALL EXTEND A MAXIMUM OF 3' INTO THE BUILDING FROM INSIDE FACE OF WALL TO CENTER OF PIPE.

20. ☒ SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA 2002 EDITION & SCOTTSDALE REVISED CODES. SYSTEMS WITH 100 HEADS OR MORE SHALL HAVE OFF-SITE MONITORING. AFTER BUILDING PLAN REVIEW, INSTALLING CONTRACTOR SHALL SUBMIT (3) THREE COMPLETE SETS OF DRAWINGS & HYDRAULIC CALCULATIONS REVIEWED BY A MINIMUM NICET III DESIGN TECHNICIAN.
- ☐ A. MODIFIED NFPA 13-D SYSTEM WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS (2002 EDITION)
- ☒ B. MODIFIED NFPA 13R SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS & ATTIC AREAS FED FROM SEPARATE FIRELINE PER C.O.S. ORDINANCE & INTERPRETATIONS & APPLICATIONS. CALCULATE UP TO FOUR REMOTE HEADS & 900 SQ FT MIN. IN ATTIC.
- ☐ C. NFPA 13 2002 EDITION COMMERCIAL SYSTEM / DESIGN CRITERIA: SEISMIC DESIGN CATEGORY SHALL BE DETERMINED BY STRUCTURAL ENGINEER.
- ☐ D. THE FIRE SPRINKLER SYSTEM DESIGN FOR WAREHOUSE / STORAGE OCCUPANCIES SHALL BE BASED ON THE FULL HEIGHT CAPACITY OF THE BUILDING PER SCOTTSDALE REVISED CODE. DENSITY CRITERIA:
- ☐ E. SPRINKLER DESIGN CRITERIA FOR UNSPECIFIED WAREHOUSE COMMODITIES: .45 OVER 3000 SQ. FT.
- ☐ F. THE PROJECT SPECIFICATIONS SHALL BE SUBMITTED WITH CONTRACT DRAWINGS.

Submit three (3) complete sets of drawings submitted by installing contractor, after building plan review is complete. Please refer questions to Fire Dept. Plan Review, 312-7070, 312-7684, 312-7127, 312-2372.

Stipulations for Case: Villa Estados Condominiums Case 55-DR-2005

Unless otherwise stated, the applicant agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

PLANNING

APPLICABLE DOCUMENTS AND PLANS:

DRB Stipulations

1. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building elevations submitted by Synectic Design with a staff receipt date of 9/23/2005.
 - b. The location and configuration of all site improvements shall be constructed to be consistent with the site plan submitted by Synectic Design with a staff receipt date of 9/23/2005.
 - c. Landscaping, including quantity, size, and location of materials shall be installed to be consistent with the conceptual landscape plan submitted by Synectic Design with a staff receipt date of 9/23/2005.
 - d. Open space provided shall be consistent with the site plan worksheet submitted by Synectic Design with a staff receipt date of 9/23/2005

ARCHITECTURAL DESIGN:

DRB Stipulations

2. The face of the service entrance section(s) shall be flush with the building façade and painted to match the building.
3. All exterior mechanical, utility, and communications equipment shall be screened by parapet or wall that matches the architectural color and finish of the building. Wall or parapet height for roof-mounted units shall meet or exceed the height of the tallest unit. Wall height for ground-mounted units shall be a minimum of 1 foot higher than the tallest unit.
4. No exterior roof ladders shall be allowed where they are visible to the public or from an off-site location.
5. Roof drainage systems shall be interior, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design.
6. Wall enclosures for refuse bins or trash compactors shall be constructed of materials that are compatible with the building(s) on the site in terms of color and texture.
7. Dooley wall fencing shall not be allowed.
8. All walls shall match the architectural color, materials and finish of the building(s).

Ordinance

- A. *Overall building height shall not exceed 36', measured from average top of curb + 1 foot.*

ATTACHMENT B

SITE DESIGN:

DRB Stipulations

9. Show handicap accessible route from ADA parking spaces to the building, to the satisfaction of final plans staff.
10. Revise final site plan to reflect the correct parking requirements for this parcel, as well as the overall project. Refer to Section IX of the Zoning Ordinance for correct ratio.
11. Revise final site plan to include all applicable development standards, as identified in the R-5 section of the Zoning Ordinance.

Ordinance

- B. A minimum of one (1) handicap accessible parking space to be van accessible.*

OPEN SPACE:

DRB Stipulations

12. Site plan worksheet to be revised to include private open space calculations, to the satisfaction of final plans staff.

Ordinance

- C. A private outdoor living space shall be provided adjoining each dwelling unit a minimum of 10% of the gross size of the dwelling unit.*

LANDSCAPE DESIGN:

DRB Stipulations

13. Landscape palette for this parcel to be consistent with existing landscaping provided for the remainder of the project, to the satisfaction of final plans staff.
14. Applicant to minimize the use of turf on this parcel, in accordance with Section 49-246 of the Scottsdale Revised Code. Final landscape plan to show decomposed granite, in addition to turf, along the street frontage, to the satisfaction of final plans staff.
15. Upon removal of the salvageable native plants the salvage contractor shall submit completed Native Plant Tracking Form as well as a list identifying the tag numbers of the plants surviving salvage operations to the City's Inspection Services Unit within 3 months from the beginning of salvage operations and/or prior to the issuance of the Certificate of Occupancy.

Ordinance

- D. All species shall be selected solely from the Arizona Department of Water Resources (ADWR – Phoenix) Low Water Use/Drought Tolerant Plant List.*
- E. No trees shall be located in the public utility easement; nor shall they be within 7 feet of a water or sewer line. A minimum 10-foot separation is also required from future transformer location(s).*
- F. Forty percent of proposed trees to be mature, as defined in Article III of the Zoning Ordinance. Indicate both the compliant caliper and industry standard box size for all trees on final landscape plan.*

EXTERIOR LIGHTING DESIGN:

DRB Stipulations

16. All exterior luminaires shall meet all IESNA requirements for full cutoff, and shall be aimed downward and away from property line except for sign, bollards, and parking lot canopy lighting.
17. The individual luminaire lamp shall not exceed 250 watts.
18. The maximum height from finished graded to the bottom of the any exterior luminaire shall not exceed 20 feet.

19. All exterior light poles, pole fixtures, and yokes, including bollards, shall be a flat black or dark bronze.

20. Incorporate into the project's design, the following:

Parking Lot and Site Lighting:

- a. The maintained average horizontal illuminance level, at grade on the site, not including the gasoline canopy area, shall not exceed 8.0 foot-candles.
- b. The maintained maximum horizontal illuminance level, at grade on the site, shall not exceed 2.0 foot-candles. All exterior luminaires shall be included in this calculation.
- c. The initial vertical illuminance at 6.0 foot above grade, along the entire property line (or 1 foot outside of any block wall exceeding 5 foot in height) shall not exceed 0.8 foot-candles. All exterior luminaires shall be included in this calculation.

Building Mounted Lighting:

- d. All luminaires shall be recessed or shielded so the light source is not directly visible from property line.

ADDITIONAL PLANNING ITEMS:

DRB Stipulations

21. Provide floor plan worksheets for each level, indicating how gross unit area was determined, to the satisfaction of final plans staff.
22. Applicant to submit plans for a replat prior to final plans approval. Replat to address the status of Tract B and shall clarify the intended use of the tract.
23. Applicant to submit a separate application to release the Public Utility Easement that currently overlays Tract B. Release of Easement to be approved prior to final plans approval.
24. Applicant to provide a copy of the updated Title Insurance Policy with final plans submittal.
25. Flagpoles, if provided, shall be one piece, conical, and tapered.

RELEVANT CASES:

Ordinance

G. At the time of review, the applicable DRB case for the subject site was: 66-DR-1979

ENGINEERING

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all inclusive of project requirements. The developer shall submit engineering design reports and plans that demonstrate compliance with city ordinances, the Scottsdale Revised Code and the Design Standards and Policies Manual.

APPLICABLE DOCUMENTS AND PLANS:

26. Summary Drainage Report prepared by Focus Engineering, Inc. and dated September 12, 2005.
27. Grading and Drainage plan of the site with drainage and utility layouts prepared by Focus Engineering, Inc. and dated September 12, 2005.

CIVIL IMPROVEMENT PLAN REQUIREMENTS:

DRB Stipulations

28. A deed restriction shall be part of the condominium plat that would make each owner of the proposed condominium individually responsible for periodic inspection and scheduled maintenance of the stormwater storage and disposal system.

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

29. A final drainage report shall be submitted that demonstrates consistency with the conceptual drainage report approved in concept by the Planning and Development Services Department.
 - a. Before the approval of improvement plans by city staff, the developer shall submit two (2) hard copies and one (1) compact disc copy of the complete final drainage report and plan.
30. Stormwater Storage on Paved Surfaces. Up to 50% of required stormwater storage may be provided in parking areas when the following conditions are met:
 - a. Storage system shall be designed to store first 30% of required runoff volume off paved areas (to avoid ponding of nuisance water on pavement).
 - b. Parking lot storage areas shall be designed so as to minimize interference with pedestrian traffic. Depth of water shall not exceed six inches within the parking area.

Ordinance

- H. On-site stormwater storage is required for the full 100-year, 2-hour storm event. The design of the storage basin capacity shall account for any proposed landscaping improvements. The landscaping improvements within the basins shall not reduce the capacity of the basins under the required volume.
 - (1) Basin bleed-off rates shall be set so that the storage basins do not drain completely in less than 24 hours. Storage basins must drain completely within 36 hours.
 - (2) Infiltration of stormwater through the basin floor is not acceptable as the sole means of draining the basin. Stormwater storage basins should be designed to meter flow to the historic out-fall point. Where an historic out-fall point does not exist (or metering is not possible), other methods of discharge such as pumps, etc. may be considered.
 - (3) Stormwater storage basins may not be constructed within utility easements or dedicated right-of-way (exceptions may be granted with written approval from appropriate utility company).
 - (4) Off-site runoff must enter and exit the site as it did historically.
 - (5) All development shall be designed to satisfactorily convey the 100-year peak discharge through the site without significant damage to structures.

- I. With the final improvement plans submittal to the Plan Review and Permit Services Division, the developer shall submit a final drainage report and plan, subject to City staff approval.
- J. Underground Stormwater Storage:
 - (1) Underground stormwater storage is prohibited unless approval is obtained from the City's Floodplain Administrator.
 - (2) Drywells are not permitted.
- K. Street Crossings:
 - (1) Watercourse crossings for roads shall be designed to provide for 100-year access to all lots by at least one route. Accessibility will be considered to exist if it can be shown by the engineer that at the time of the peak flow, the depth of flow over the road will not be greater than 1 foot.

ROADWAY, INTERSECTION, AND ACCESS DESIGN:

Streets and other related improvements:

DRB Stipulations

Ordinance

- L. The developer shall submit a detailed striping and signage plan with final plans. The striping and signage plan shall include all existing improvements and striping within 300 feet of the limits of construction, and all signs, striping, or other traffic control devices proposed to accommodate phased and ultimate construction.

INTERNAL CIRCULATION:

DRB Stipulations

- 31. The developer shall provide a minimum parking-aisle width of 24 feet.
- 32. The developer shall provide a sidewalk along one side of the entry driveway from 78th Street.
- 33. The developer shall provide internal circulation that accommodates emergency and service vehicles with an outside turning radius of 45 feet and inside turning radius of 25 feet.

Ordinance

- M. Parking areas shall be improved with a minimum of 2.5 inches of asphalt over 4 inches of aggregate base.

EASEMENTS AND DEDICATIONS

EASEMENT / DEDICATION	DESCRIPTION
Above the stormwater retention areas	Drainage easement
Along property frontage	Vehicular non-access

DRB Stipulations

- 34. Vehicular Non-Access Easement:
 - a. Prior to final plan approval, the developer shall dedicate a 1-foot wide vehicular non-access easement along the property frontage on 78th Street except at the approved driveway location.
- 35. Indemnity Agreements:

- a. When substantial improvements or landscaping are proposed within a utility easement, an indemnity agreement shall be required. The agreement shall acknowledge the right of the City to access the easement as necessary for service or emergencies without responsibility for the replacement or repair of any improvements or landscaping within the easement.

Ordinance

N. Drainage Easement:

- (1) Drainage and flood control easements shall be dedicated to the City for all stormwater storage basins. All drainage and flood control easements shall be dedicated to the City with maintenance responsibility specified to be that of the property owner (see deed restriction as a condition in the Improvement Plan Requirement section above).

O. Waterline and Sanitary Sewer Easements:

- (1) Before the issuance of any building permit for the site, the developer shall dedicate to the City, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all water easements necessary to serve the site.

REFUSE:

DRB Stipulations

36. Refuse enclosures shall be constructed to City of Scottsdale's standards. Details for construction of trash enclosures can be found in the City of Scottsdale Supplements to MAG Standards, standard detail #2146-1 for single enclosures and #2147-1 for double enclosures.

37. Enclosures must:

- a. Provide adequate truck turning/backing movements for a design vehicle of turning radius R (minimum) = 45 feet vehicle length of L = 40 feet.
- b. Be positioned to facilitate collection without "backtracking."
- c. Be easily accessible by a simple route.
- d. Not require backing more than 35 feet.
- e. Not be located on dead-end parking aisles.
- f. Enclosures serviced on one side of a drive must be positioned at a 30-degree angle to the centerline of the drive.

Ordinance

P. Refuse enclosures are required as follows:

- (1) Commercial Building Space: One for 0 to 20,000 s.f., Two for 20,001 to 40,000 s.f., Three for 40,001 to 60,000 s.f., etc.
- (2) Apartments: One for 0 to 20 units, Two for 21 to 40 units, Three for 41 to 60 units, etc.

Q. Underground vault-type containers are not allowed.

R. Refuse collection methods, i.e., site plan circulation will be approved at final plan review.

S. Refuse collection can be provided by the City of Scottsdale's Sanitation Division, at 480-312-5600.

WATER AND WASTEWATER STIPULATIONS

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all-inclusive of project requirements. Water and sewer lines and services shall be in compliance with City Engineering Water and Sewer Ordinance, the Scottsdale Revised Code and Sections 4 and 5 of the Design Standards and Policies Manual.

DRB Stipulations

38. Where walls cross or run parallel with public water mains, public sewer mains, or public fire lines the following shall apply:
- a. For walls constructed parallel to these pipes, the walls shall be a minimum of six (6) feet from the outside diameter of the pipe.
 - b. For walls constructed across or perpendicular to these pipes, the walls shall be constructed with gates or removable wall panels for maintenance and emergency access.

WATER:

DRB Stipulations

39. Basis of Design Report (Water):
- a. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the Water Basis of Design Report from the City's Water Resources Department. The report shall conform to the draft Water and Wastewater Report Guidelines available from the City's Water Resources Department.

Ordinance

- T. The water system for this project shall meet required health standards and shall have sufficient volume and pressure for domestic use and fire protection.

WASTEWATER:

DRB Stipulations

40. Wastewater Basis of Design Report. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the Wastewater Basis of Design Report from the City's Water Resources Department. The report shall conform to the draft Water and Wastewater Report Guidelines available from the City's Water Resources Department.
41. Existing water and sewer service lines to this site shall be utilized or shall be abandoned by disconnection at the main.

Ordinance

- U. Privately owned sanitary sewer shall not run parallel within the waterline easement.

BRIDGES:

DRB Stipulations

42. Bridges:
- a. All drainage crossings, including any configuration of box culverts or pipes that span 20 feet or more (as measured along the roadway centerline) shall be subject to review and approval by City staff.
 - b. With the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall submit two (2) separate copies of the improvement plans, subject to City staff approval, for structural review.

CONSTRUCTION REQUIREMENTS

DRB Stipulations

As-Built Plans.

43. City staff may at any time request the developer to submit as-built plans to the Inspection Services Division.

- a. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor.
- V. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, inlet and outlet structures, dams, berms, storm water storage basins.